

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING EAST OF THE BAKER RIVER AND CAPE HORN ROAD, IN SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THE SOUTH 475 FEET THEREOF; ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0° 16' 10" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 475.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 16' 10" EAST, A DISTANCE OF 90.46 FEET TO A POINT ON THE EAST EXTENSION OF AN IRON POST & BARBED WIRE FENCE LINE; THENCE SOUTH 69° 17' 43" WEST, ALONG SAID FENCE LINE, A DISTANCE OF 774.77 FEET TO THE EAST MARGIN OF THAT CERTAIN 60.00 FOOT WIDE COUNTY ROAD AS LOCATED AND KNOWN AS THE BAKER RIVER CAPE HORN ROAD; THENCE SOUTH 22° 40' 51" WEST, ALONG SAID EAST MARGIN, A DISTANCE OF 78.24 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 475.00 FEET OF SAID SUBDIVISION; THENCE SOUTH 89° 22' 38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 804.50 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARING

BOOK 2 OF SHORT PLATS AT PAGE 350, UNDER AUDITOR'S FILE NO. 885689, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 NORTH QUARTER CORNER SECTION 14 TO THE NORTHEAST CORNER SECTION 14 BEARS S 89° 15' 22" E.

NOTES:

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RESIDENTIAL URBAN (RU).
4. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE WASTE DISPOSAL SYSTEMS.
5. WATER - INDIVIDUAL WELL SYSTEMS.
6. WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING THE PLAT AND THE BUYER SHOULD INQUIRE AND INVESTIGATE AS TO AVAILABILITY OF SAID WATER.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.
Orin B. Coulter *Barbara L. Coulter*
 ORIN B. COULTER BARBARA L. COULTER

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
 COUNTY OF SKAGIT }

ON THIS 15 DAY OF JULY 1991 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.
 WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
 RESIDING AT: _____, WA.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
 COUNTY OF SKAGIT }

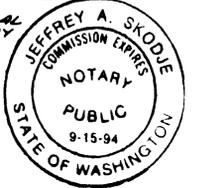
ON THIS 15 DAY OF JULY 1991 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.
 WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

Jeffrey A. Skodje
 JEFFREY A. SKODJE, P.L.S.
 LEONARD AND BOUDINOT, INC.
 CERTIFICATE NO. 19045
 DATE 7/15/91



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 19th DAY OF JULY 1991.

David C. ...
 SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

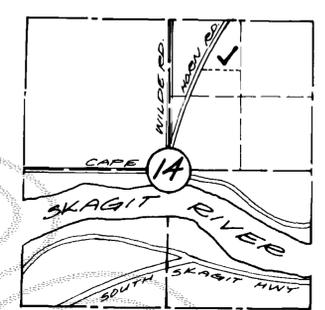
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29 DAY OF JULY 1991, AT 2:05 P.M. IN BOOK 9 OF SHORT PLATS AT PAGE 397, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

Deborah M. ...
 SKAGIT COUNTY AUDITOR
 BY: *James D. ...*
 DEPUTY

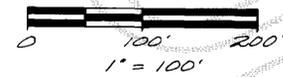


VICINITY MAP



SECTION 14, TWP 35 N., N. 7 E., W.M.

SCALE



TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1991.

I, *Judith M. ...* TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1991.

THIS 23rd DAY OF JULY 1991.
Judith M. ...
 SKAGIT COUNTY TREASURER

SHORT PLAT NO. 91-040		DATE
SHORT PLAT FOR ORIN B. & BARBARA L. COULTER IN THE NW 1/4 OF THE NE 1/4 OF SECTION 14, TWP. 35 N., RGE. 7 E., W.M.		
DATE: MAY 1991	LEONARD AND BOUDINOT, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 S. FIRST ST., MT. VERNON, WA 336-5751 293-4508	SCALE: 1" = 100'
FD. BK. 397 P. 45		JOB NO.: 91077

1/4 CORNER MONUMENT IN CASE (1978)

SECTION CORNER 1" IRON PIPE (1978)



WEST 1/4 CORNER MONUMENT IN CASE (1978)

NOTE:

THIS SURVEY WAS PERFORMED IN THE FIELD USING A TOPCON GTS 2-B ELECTRONIC MEASURING THEODOLITE.

SOUTH 1/4 CORNER 1 1/2" x 1 1/2" x 2" IRON PIPE (1978)

1/4 CORNER 1" IRON PIPE (1978)